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REQUEST FOR QUALIFICATIONS

FOR

W. MARTIN AND W. MCDONALD (1ST TO W. 4TH) STORMWATER PROJECT PER

November 9, 2026

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I. INTRODUCTION

The City of Edgerton, Kansas is seeking Statements of Qualifications (SOQs) from licensed professional engineering firms with expertise in municipal infrastructure assessment, stormwater engineering, utility systems analysis, and comprehensive preliminary engineering. The City desires a qualified firm or team to prepare a Preliminary Engineering Report (PER) for the W. Martin Street and W. McDonald Street neighborhood, commonly referred to as the "Horseshoe Area" due to its street layout.

This is not a study of a single infrastructure problem. The City is seeking a holistic, neighborhood-scale engineering evaluation of all City-owned infrastructure within the Horseshoe Area — stormwater, sanitary sewer, water distribution, and roadway — with the objective of providing the City with a clear, implementable path forward for full neighborhood reconstruction. Every alternative produced by this PER shall be a complete reconstruction option. The City is seeking alternatives that provide complete, durable, and implementable reconstruction solutions rather than isolated improvements that do not address the broader neighborhood infrastructure needs.

This project is assigned to the Public Works Department under the General Fund, is currently in Concept status, and is Funded. The project was identified in the City's adopted Stormwater Master Plan (Olsson, December 2022) and assigned a planning ranking of T9 within that document. The total estimated budget for this PER engagement is $150,000, funded through the City's General Fund with expenditure anticipated in 2026. The City has identified the Johnson County Stormwater Management Program (JOCO SMP) as a potential funding partner for future construction phases.

II. PROJECT BACKGROUND

The City of Edgerton completed a comprehensive Stormwater Master Plan in December 2022 (Olsson Project No. 020-2093). The Horseshoe Area was identified within the Master Plan as one of the most significant drainage problem areas in the city, with the highest Benefit Rank (1st of 17 projects evaluated) due to the number of properties and residents affected. The project was assigned an overall ranking of T9 with a weighted score of 53.1 out of 100, and carries a Master Plan estimated construction cost of $2,661,300 (2022 dollars) for stormwater improvements alone.

The Horseshoe Area is a residential neighborhood bounded by W. Martin Street, W. Fourth Street, and W. McDonald Street. The existing roadway network within the neighborhood is paved and currently in approximately 4 out of 10 condition — functional but deteriorating, with visible distress and drainage grade issues that contribute directly to the flooding problems identified below. The roadway is due for reconstruction within the City's capital planning horizon regardless of utility work.

The Stormwater Master Plan identified the following specific existing conditions and deficiencies within the Horseshoe Area:

- Irregular roadway grades with visible undulations in W. Martin Street, W. Fourth Street, and W. McDonald Street, creating low points where stormwater inlets are absent or inadequate, causing street flooding and curb overtopping during storm events.
- Reported building flooding and nuisance drainage issues along W. Martin Street and W. Fourth Street.
- An undersized and frequently clogged stormwater inlet and pipe system at the W. Fourth Street and W. McDonald Street cul-de-sac, identified as a primary driver of localized flooding.
- Stormwater conveyance infrastructure between W. Martin Street and W. McDonald Street assessed as primarily in poor to failed condition and partially obstructed. Much of the existing system is believed to be undersized for the tributary drainage area.
- Erosion issues in rear yards of homes near the southwest corner of the project area, caused by uncontrolled runoff draining from upslope properties through residential lots.
- Portions of the project area are within or adjacent to the FEMA floodplain and floodway, which will require evaluation and permitting during design.
- Anticipated utility conflicts with sanitary sewer and water mains throughout the project corridor based on infrastructure age and alignment.

The condition of the sanitary sewer and water distribution systems within the Horseshoe Area is not fully documented. The City has limited as-built records for these systems and does not have a current condition assessment. The age, material, diameter, and remaining service life of the water mains and sanitary sewer within the neighborhood are unknown and must be evaluated to the extent reasonably inferable as part of this PER. The City's position is that if the neighborhood is to be reconstructed for stormwater, the opportunity to address all underground infrastructure simultaneously must be evaluated and priced.

The project boundary is shown on Exhibit A, attached to this RFQ. The Design Team shall use the exhibit as the preliminary study boundary and shall identify any recommended boundary adjustments during the existing conditions assessment.

III. SCOPE OF REQUEST

The Design Team shall prepare a comprehensive Preliminary Engineering Report (PER) for the Horseshoe Area neighborhood improvement project. The PER shall address all City-owned infrastructure (streets, storm, sanitary, and water) as well as installation of new infrastructure (sidewalk, street lighting, etc.). The selected firm will provide an actionable infrastructure baseline, evaluate design alternatives, and provide technical and financial justification for subsequent design and construction.

The selected consultant’s scope of services will include project initiation and data collection; a field topographic survey and right-of-way research; limited geotechnical and environmental screening as required; hydrologic, hydraulic, and pavement engineering assessments; the development and matrix evaluation of project alternatives; the preparation of 30% conceptual

design plans alongside an itemized Opinion of Probable Construction Cost (OPCC); public and stakeholder engagement support; and the delivery of a PER report for municipal and funding agency review.

The deliverables of this project should align with the requirements for outside funding through the Johnson County Stormwater Management Program (SMP).

IV. PROJECT GOALS

- To deliver a PER that gives the City a complete, honest picture of every infrastructure deficiency in the Horseshoe Area across all systems — stormwater, sanitary sewer, water, and roadway.
- To provide reconstruction alternatives with sensitivity analysis that allow City Council to make an informed, defensible capital investment decision.
- To provide a phased implementation framework that tells the City exactly how to sequence reconstruction intelligently — avoiding regret work, minimizing disruption to residents, and preserving maximum flexibility to pursue outside funding.
- To identify every realistic funding source available to the City for this project and clearly communicate which components and phases are most competitive for outside funding.
- To produce a document that is directly actionable — when this PER is complete, the City should be able to move immediately into design procurement for the first recommended phase without additional planning studies.

V. SUBMITTAL OF QUALIFICATIONS

a. Qualifications/Project Experience:

i. The Design Team shall demonstrate their capabilities and competence in providing multi-system municipal infrastructure assessments, preliminary engineering reports, and capital planning services for municipal clients. The City is looking for a firm that understands how to evaluate an entire neighborhood's infrastructure holistically — not a firm that specializes in only one system. Include a summary of similar projects completed within the last five (5) years. Highlight participation by key staff that will be assigned to this project. Each project description shall contain at a minimum the following information:

1. Project and Owner's name;
2. Contact information, including phone number;
3. Description of project and scope of services provided;
4. Schedule and completion history;
5. Approach to multi-system infrastructure assessment and alternatives development;
6. Experience developing phased capital implementation frameworks for municipal clients;

7. Experience with municipal funding identification and grant strategy work.

ii. The Design Team shall include a registered Professional Engineer licensed in the State of Kansas familiar with Johnson County and City of Edgerton, Kansas specifications and regulations. The proposed team shall demonstrate combined expertise across stormwater/drainage engineering, sanitary sewer, water distribution, and roadway/pavement engineering. The City does not expect one person to hold all of this expertise — it expects the proposed team to cover all four systems collectively.

iii. The Design Team shall be authorized to work in the State of Kansas and the City of Edgerton, Kansas.

b. Project Approach:

The Design Team shall demonstrate a comprehensive understanding of professional services contracting and present a summary of their approach to accomplishing the work under a Professional Services Agreement. The City of Edgerton's standard Professional Services Agreement will be used as the basis for the project agreement. Include any concern with using the Professional Services Agreement as it currently exists.

The City is particularly interested in the Design Team's approach to the following:

- How the team will approach project initiation and data collection, including the field topographic survey and right-of-way research.
- How the team will assess the existing streets, storm, sanitary, and water infrastructure, including the hydrologic, hydraulic, and pavement engineering assessments and any limited geotechnical and environmental screening.
- How the team will develop project alternatives and evaluate them using a decision matrix.
- How the team will prepare 30% conceptual design plans and an itemized Opinion of Probable Construction Cost (OPCC) that provide a reliable basis for subsequent design and construction.
- How the team will support public and stakeholder engagement.
- How the team will prepare the PER so that it aligns with the requirements of the Johnson County Stormwater Management Program (SMP) for outside funding.
- The largest challenges the team anticipates on this project and how they intend to proactively address them.

c. Key Project Staff:

Provide a detailed resume for all key project staff members. The City expects to see proposed leads for each major technical discipline: stormwater/drainage, sanitary sewer, water distribution, and

roadway/pavement. Identify which staff member will serve as primary point of contact and project manager. Explain the role of the firm's ownership in the project organization.

d. Possible Subcontractors:

Based on your understanding of the work, provide a list of possible subcontractors (e.g., survey, geotechnical, public engagement). Describe projects that the Design Team and subcontractors have performed together and provide references for similar collaborative work.

e. Multi-System PER and Capital Planning Experience:

Detail any experience that your team has with comprehensive neighborhood-scale infrastructure assessments covering multiple utility systems, preliminary engineering report preparation for municipal clients, and development of phased capital implementation frameworks. The City is particularly interested in examples where the team helped a municipality sequence and fund a complex multi-system project.

f. Insurance Reference:

Provide the name, address, and phone number of the Design Team's insurance agent(s). Provide a certificate of insurance outlining coverage and policy limits. The City shall be listed as an additional insured where applicable, excluding professional liability/errors and omissions coverage. Can this coverage be extended for work on this project? Can coverage be increased? Are there any current claims that will affect coverage limits available to the City for this project?

g. Special Conditions:

All responses to this Request for Qualifications submitted by the Design Team shall be deemed public documents at the time opened by the City of Edgerton, Kansas. If proprietary information is submitted as part of the response, such information shall be labeled proprietary and accompanied with a request that the information is to be returned by the City. Any proposal submitted with a blanket statement or limitation that would prohibit or limit public inspection shall be considered non-responsive and shall be rejected.

VI. DESIRED SCHEDULE

Milestone	Date
Advance Notice to ElevateEdgerton! Investors (Grow level and above)	November 9, 2026
RFQ Issued to Public (website, e-mail to firms)	November 16, 2026
One-on-One Meetings with Interested Firms (by appointment)	December 14–23, 2026
Questions Deadline	January 5, 2027 @ 5:00 PM
Final Addendum Issued (if needed)	January 8, 2027
SOQ Submittal Deadline	January 13, 2027 @ 4:00 PM
Evaluation and Shortlisting	January 21–29, 2027
Interviews (if required)	February 8–10, 2027
Final Firm Ranking / Selection	February 12, 2027
Contract Negotiation and City Council Authorization	February 16 – March 5, 2027
Notice to Proceed	March 12, 2027

VII. METHOD OF SOLICITATION

a. Advance notice sent via email to Grow level Investors and above in ElevateEdgerton! on Monday, November 9, 2026.

b. A notice will be posted on the City's website beginning Monday, November 16, 2026, for the duration of the solicitation period.

c. The Request for Qualifications will be sent via e-mail to select firms on Monday, November 16, 2026.

VIII. SUBMISSION REQUIREMENTS

a. Submit a digital submission of the response to the City of Edgerton, Kansas prior to **4:00 p.m. (Central Time) on Wednesday, January 13, 2027**. Completed Statements of Qualifications shall be clearly marked "Statement of Qualifications for W. Martin and W. McDonald (1st to W. 4th) Stormwater Project PER" and emailed to **rmontgomery@edgertonks.org**. Emails received prior to the submission deadline will be acknowledged by emailed receipt. Emails received after 4:00 p.m. on January 13, 2027 will not be acknowledged.

b. Responses should be limited to 12 pages on 8.5" x 11" pages, excluding the cover letter, resumes, attachments/exhibits, and insurance references. Attachments/exhibits shall not exceed 10 pages. Given the multi-discipline nature

of this project, the City will not penalize well-organized submittals that use the full page allowance.

c. Responses received after the above date and time will be considered late and will not be accepted.

d. Any and all costs associated with the preparation of the Statement of Qualifications shall be borne by the Design Team.

e. One-on-One Meetings: The City will offer optional one-on-one meetings with interested firms from Monday, December 14 through Wednesday, December 23, 2026. Meetings are by appointment and may be scheduled by contacting the Project Manager listed below. Any information shared in a one-on-one meeting that materially affects this Request for Qualifications will be issued to all firms by written addendum.

f. Any addendum to this Request for Qualifications will be issued in writing and posted on the City's website at www.edgerton-ks.gov/bids. It is the responsibility of the Design Team to monitor the City's website for any addenda issued during the solicitation period. No addenda will be issued within five (5) days of the submission deadline; the final addendum, if any, will be issued no later than Friday, January 8, 2027.

g. Questions during the RFQ period should be directed to:

City of Edgerton, Kansas
Rhoderic Montgomery Jr., CIP Project Manager
Phone: (913) 424-3621
rmontgomery@edgertonks.org

Questions must be submitted in writing by 5:00 p.m. (Central Time) on Tuesday, January 5, 2027. Responses to questions, if any, will be issued by written addendum and posted or distributed to all known interested firms. Oral statements or interpretations shall not be binding on the City.

IX. SELECTION PROCESS

a. Evaluation Process:

i. A Selection Committee comprised of City staff, including the Project Manager, Department Director, Consultant City Engineer, and other designated personnel, will evaluate the responses. The Selection Committee will review the Statements of Qualifications and short-list teams selected for interview, if required.

ii. Evaluation of Design Teams will be based on a combination of Qualification Statements, references, and potential interviews to select the most qualified Design Team.

In accordance with Kansas procurement requirements, the Selection Committee will document the basis for consultant selection. Final selection may consider both quantitative scoring and qualitative factors, including the Design Team's demonstrated understanding of the project, relevant experience, and ability to meet project goals. The City will maintain written documentation supporting the selection decision.

b. Evaluation may consider the following factors:

1. Demonstrated understanding of the project and neighborhood-scale infrastructure issues.
2. Relevant experience with stormwater, sanitary sewer, water distribution, and roadway reconstruction planning.
3. Experience preparing municipal PERs, phased implementation plans, and capital planning documents.
4. Qualifications and availability of key project staff.
5. Familiarity with Johnson County, Kansas municipal standards, funding programs, and agency coordination requirements.
6. Quality, clarity, and practicality of the proposed project approach.
7. Past performance, references, and ability to complete work within the City's desired schedule.

c. Reserved Rights:

The City of Edgerton, Kansas reserves the right to reject any and all Statements of Qualifications, to waive minor defects or technicalities, or to solicit new Statements of Qualifications for the same project or a modified project as the City of Edgerton, Kansas may deem necessary.

It is of utmost importance that the requested information be submitted with your Statement of Qualifications. Failure to submit any of the required information may result in your firm being disqualified from the Selection Process.

The contract between the City and the selected Design Team shall not be considered accepted, approved or otherwise effective until the legally required approvals and certifications have been given.

The City shall not be liable for any costs associated with activities on this Project that have occurred prior to the issuance by the City of a Notice to Proceed. The Design Team shall proceed at their own risk and expense should any activities commence prior to the issuance of the Project Notice to Proceed by the City.

d. No Limitation of Liability: The Governing Body of the City of Edgerton, Kansas will not consider acceptance of contracts from Consultants which include a limitation of liability to the amount paid by the City under the contract, or similar language. Coverage, policy limits, and the limits of any liability of the Consultant will be determined by the certificate of insurance provided in the Insurance Reference section.

EXHIBIT A
PROJECT AREA MAP

